

Midway Pacific Highway Corridor Community Plan Amendment

Workshop 1: January 22, 2005

Group District - Likes and Dislikes Debrief

ELEMENT	LIKES	DISLIKES
Element #1 - Open Space	<ol style="list-style-type: none">1. Ideas - Access to river front2. Pocket parks3. Maintain Kobey's in a park like setting4. Make it look like Solvang - Scandinavian design5. Fewer stops	<ol style="list-style-type: none">1. Transients under bridge - anywhere2. Area is chaotic3. No recreational or usable open space4. No view corridors to the river/water5. Do not provide landscape islands - this will limit traffic access.
Element #2 - Community Character	<ol style="list-style-type: none">1. City college campus2. Good office complexes on south side of Hancock, adjacent to Sports Arena	<ol style="list-style-type: none">1. But city college campus is uninviting and dilapidated2. Kobey's3. Transients4. Junky R.V.'s - no parking enforcement5. Lack or adequate pedestrian walkways - obstructed poorly marked cross walks6. Strip malls isolated and non-descript7. No sidewalks or trees on city side of Kurtz St.8. No bike paths9. Sports Arena and Orchards dilapidated no services on site to support residents10. Sports Arena blvd too wide, no trees, no trolley11. City college campus - Does curriculum meet educational needs of Point Loma/ Midway area residents?

ELEMENT	LIKES	DISLIKES
Element #3 - Mixture of Uses	1. Visiting greenery near Midway/Sharp	1. Lack of sidewalks 2. Run down property 3. Behind Sports Arena lack of vegetation 4. Weeds and trash 5. Narrow sidewalks 6. No use of industrial with residential/how would that work?/behind Sports Arena maybe keep one use there
Element #4 - Mixture of Transportation	1. Possibility of small commuter bus	1. PED unfriendly 2. Narrow sidewalks 3. Lack of public transportation/Bus stops 4. Unfriendly to bikes 5. Lack of light rail from Old Town to Sea World. 6. High reliance on automobile 7. Long walk from trolley station 8. Lack of housing 9. Mailbox/poles in center of sidewalks 10. Pan handlers

ELEMENT	LIKES	DISLIKES
Element #5 - Pedestrian Orientation	<ol style="list-style-type: none"> 1. Idea - Could put housing on 2nd level of Vons, etc. like Little Italy and Hillcrest. Living space on top of office/industrial/Mixed use 2. Could protect pedestrians in parking lots 3. Keep Kobey's regional, local, it helps other businesses 4. Could elevate pedestrian crossings/Re: Rosecrans 5. Little Pedestrian separated walk at Kenyon/Kemper 6. Bus pull out in front of Sports Arena (needs benches and landscaping) 7. Orchards widening sidewalk 	<ol style="list-style-type: none"> 1. No benches/put in homeless proof benches 2. No sidewalks 3. Narrow sidewalks/widening 4. No ramps/curb cut 5. No sidewalk but parking and store - Vons, Ralph's, Home Depot, Target. 6. Rosecrans dangerous to cross for pedestrians/especially to get to transit 7. No parking garages 8. Homeless pan handling/no safety at night 9. Kurtz - no side walks behind Kobey's 10. Kenyon - no sidewalks near adult school 11. Signage - Adult businesses signage too big 12. Too many signs 13. Can't see the street signs or pedestrians 14. Getting to San Diego River not possible, it's a joke 15. No fencing along freeway/no place to jog/walk for exercise

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Element #5 - Pedestrian Orientation (continued)		<p>16. Sidewalks blocked by mailboxes everywhere/Newsracks (Bakers Square) /suggestion - set street lights and post boxes back off of sidewalks (e.g. on Hancock in front of Orchard)</p> <p>17. Street lights (behind Target)/utility poles (Kurtz)/suggestion - underground the utilities on Kurtz</p> <p>18. Lots of trash and dirt on sidewalks (e.g. Kenyon)/suggestion - use volunteers/homeless to pick up trash</p> <p>19. No shade/suggestion - plant trees</p> <p>20. No pedestrian access between Sports Arena and Kurtz/suggestion - define a walkway paved and shaded</p> <p>21. No street lights on Kurtz</p> <p>22. No crosswalk between Orchard Apt. & Shopping center</p> <p>23. No public bike racks</p> <p>24. No public restrooms</p> <p>25. Ugly building with no windows (Target, Krispy Kreme)</p> <p>26. Ugly chain link fence (Sports Arena)</p>

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Element #5 - Pedestrian Orientation (continued)		<p data-bbox="1312 211 1915 282">27. Suggestion: bus stop inside Ralph's parking lot.</p> <p data-bbox="1312 295 1915 451">28. Suggestion: narrow Sports Arena to 2 lanes add landscape median, add grass, trees/parkway, between street, sidewalk and bike lane.</p> <p data-bbox="1312 464 1566 490">General Comments:</p> <ol data-bbox="1312 506 1858 711" style="list-style-type: none"> 1. This area is pedestrian hostile 2. This area is hostile to handicapped 3. This area is hostile to bicycles 4. Many curb cuts, parked cars, truck, very intimidating - no separation from traffic <p data-bbox="1312 724 1493 750">Top Priorities:</p> <ol data-bbox="1312 766 1923 1265" style="list-style-type: none"> 1. (Cheap) sidewalks on Kurtz, Kenyon, Benches, trees 2. Better bus access to stores 3. Better pedestrian flow in the huge commercial parking lots and between Kurtz and Sports Arena 4. Pedestrian crosswalk in front of Orchard (hundreds of seniors now jaywalking) 5. (More Expensive) Sports Arena improvements-parkways, median, bike lane 6. Remove obstructions from sidewalks mailboxes, newsracks, street lights, utility poles

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Element #6 - Amenities and Services	<ol style="list-style-type: none"> 1. Food establishments 2. Grocery stores 3. Orchard 4. Proximity to Mission Bay 	<ol style="list-style-type: none"> 1. Public transportation 2. Access to San Diego River/Mission Bay 3. Sidewalks (driveways) 4. Lack of movie theaters 5. Transportation 6. Local post office 7. Emergency services - Hospital
Element #7 - Economic Vitality	<p>Variety of businesses</p> <ol style="list-style-type: none"> 1. Rental (existing) 2. Industrial 3. Professional 4. Services 	<ol style="list-style-type: none"> 1. Market saturation 2. Lack of residential 3. Adult
Element #8 - Density and Compactness	<ol style="list-style-type: none"> 1. Home Depot 2. Wide variety of small shops 3. 30 ft. height limit 4. Current density 5. Preservation of architecture theme <p>Suggestions:</p> <ol style="list-style-type: none"> 6. Need to have density provisions before you build 7. Want more small businesses village-like 	<ol style="list-style-type: none"> 1. Access off of 8 2. Nature of businesses behind Sports Arena/Vacant/ Opportunity for housing 3. Lack of affordable housing 4. Homeless attracted to this area/a park may intensify 5. Traffic jams 6. Through traffic to Peninsula 7. Do not support - large open park at sports arena/ Support - neighborhood parks <p>Suggestions:</p> <ol style="list-style-type: none"> 8. Don't want big box at Sports Arena 9. Make sure solutions are in place before you build plan

ELEMENT**LIKES****DISLIKES**

Element #9 - Redevelopment and
Revitalization

1. Keep our sports Arena and Swap meet

1. Not effective use College land
2. Traffic congestion
3. Too much flat open parking space